

**LEGAL DESCRIPTION**

**ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT**

**BEING** a 900 square foot (0.0207 acre) tract of land situated in the George W. Wilks Survey, Abstract No. 1872, Tarrant County, Texas; said tract being part of a called 5.146 acre tract of land described in Special Warranty Deed to the City of Fort Worth recorded in Instrument No. D221015413, Official Public Records, Tarrant County, Texas; said tract being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found for the southwest corner of a called 2.949 acre tract of land described in Special Warranty Deed to Dry Ranch, LLC recorded in Instrument No. D217210159 of the said Official Public Records; from said point a 3/4-inch iron rod found for the northwest corner of said called 2.949 acre tract bears North 0°00'26" East, a distance of 317.16 feet;

**THENCE** South 0°00'26" West, along the west line of the said called 5.146 acre tract, a distance of 445.87 feet to the southwest corner of the said called 5.146 acre tract of land;

**THENCE** South 86°02'08" East, along the south line of the said called 5.146 acre tract, a distance of 729.75 feet to the southeast corner of the said called 5.146 acre tract;

**THENCE** North 3°57'52" East, along the east line of the said called 5.146 acre tract, a distance of 84.99 feet to the **POINT OF BEGINNING**;

**THENCE** North 86°02'08" West, departing the said east line of the called 5.146 acre tract, a distance of 30.00 feet to a point for corner;

**THENCE** North 3°57'52" East, a distance of 30.00 feet to a point for corner;

**THENCE** South 86°02'08" East, a distance of 30.00 feet to a point for corner in the said east line of the called 5.146 acre tract;

**THENCE** South 3°57'52" West, along the said east line of the called 5.146 acre tract, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 900 square feet or 0.0207 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

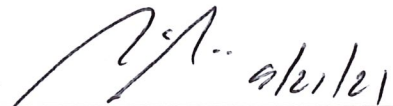
  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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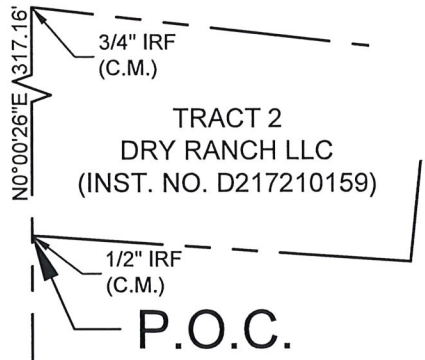
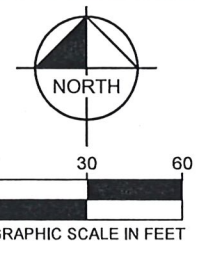
EXHIBIT "A"  
ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
GEORGE W. WILKS SURVEY  
ABSTRACT NO. 1872  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

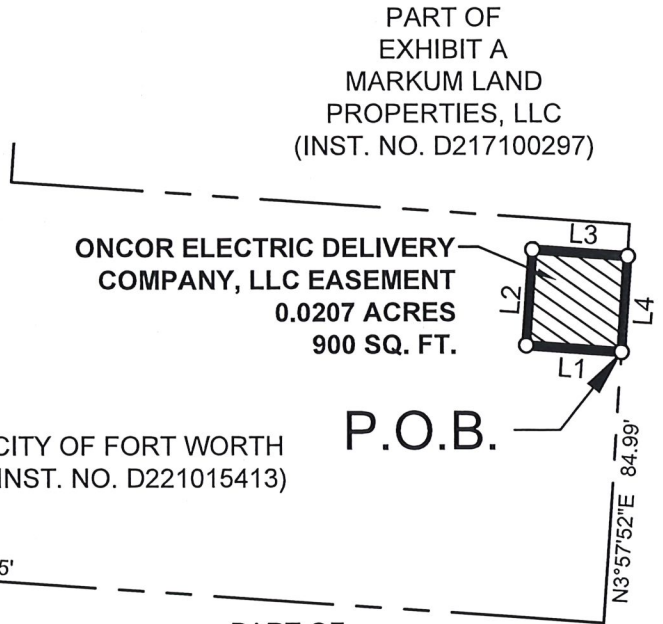
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	MCB	9/21/2021	061018380	1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°02'08"W	30.00'
L2	N03°57'52"E	30.00'
L3	S86°02'08"E	30.00'
L4	S03°57'52"W	30.00'



PART OF  
WALSH RANCHES  
LIMITED PARTNERSHIP  
(VOL. 12624, PG. 92)

TRACT 2  
DRY RANCH LLC  
(INST. NO. D217210159)

PART OF  
EXHIBIT A  
MARKUM LAND  
PROPERTIES, LLC  
(INST. NO. D217100297)

ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
0.0207 ACRES  
900 SQ. FT.

CITY OF FORT WORTH  
(INST. NO. D221015413)

PART OF  
EXHIBIT A  
MARKUM LAND  
PROPERTIES, LLC  
(INST. NO. D217100297)

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract.

EXHIBIT "A"  
ONCOR ELECTRIC DELIVERY  
COMPANY, LLC EASEMENT  
GEORGE W. WILKS SURVEY  
ABSTRACT NO. 1872  
TARRANT COUNTY, TEXAS

*[Signature]*  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DMD	MCB	9/21/2021	061018380	2 OF 2